ADUR DISTRICT COUNCIL

Adur District Council

Town and Country Planning Act 1990

Office use
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Date Rec. if
Fee 20 DEC 2007
Rec. No.

Householder's planning application form

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1

29 FAIRFIELD CLOSE, SHOREHAM.

2 Type of property (please tick)

Detached House ☐ Terraced House ☐ Other (please give details) ☐

Semi-detached House ☐ SEMI-DETACHED BUNGALOW.

3 Please describe the development you are applying for.

PROPOSED LOFT CONVERSION INCLUDING HIP TO GABLE EXTENSION AND FRONT / REAR DORMERS.

4 Applicant (in block capitals)

Full name : MR TULLEY.	Full name : ATTERBURY MOORE ASSOC.
Address (including postcode): 29 FAIRFIELD CLOSE, SHOREHAM. BN43 6BH.	Address (including postcode): UNIT 1 GOSLING CROFT BUSINESS PARK, LONG FURLONG, CLAPHAM, WORTHING, W. SUSSEX.
Phone Number:	**Phone Number:** BN13 3UT.
Home: [redacted]	Home:
Work:	Work: 01903 871131.
Extension:	Extension:
Fax Number:	Fax Number:

5 Please enclose four copies of this form and four sets of plans.
Please number I

	Plan number	Scale
Location plan		
Block plan		AS SHOWN
Floor plan	1 N° A1 PLAN.	
Elevations HI		
Other		

6 **Will the development involve cutting down any trees?** Yes ☐ fill ☑
If "Yes", please show these clearly on the block plan.

7 **Will the development (including any new or altered access affect a public footpath or any other public right of way?** Yes ☐ No ☑

8 **Does this application require a fee?** (See note 3) S Yes ☑ No ☐

If "No", please tick the option that applies (See note 3) A ☐ B ☐ C ☐

If "Yes", please state the fee enclosed (See note 4) £ 135.00.

Signature: [redacted] **Date:** 18/12/07.

Please print your name: C.S. MOORE.

Certificate under Article 7 of the Town and Country Planning (General Development P e) Order 1995

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nob ill: the be and
- none of the land this application relates to is an agricultural holdin of an agricultural holding.

Signature: [redacted] **Date:** 18/12/07.

Please print your name: C.S. MOORE.

ATTERBURY MOORE ASSOCIATES

architectural & quantity surveying services

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date: 20th August 2007

A/d077667

20 DEC 2007

DESIGN STATEMENT

Site Address: 29 Fairfield Close, Shoreham-by-Sea, West Sussex

Proposed Works: Proposed Loft Conversion - including hip to gable side extension and front / rear dormers.

Existing

The existing dwelling is a 2-bedroom semi-detached bungalow with an with an existing rear conservatory.

Proposed

The proposal is to extend the hipped roof to create a side gable wall and to construct front and rear dormers. The proposed works will create 2 further bedrooms at first floor level and a bathroom / en-suite. The proposed stairs will be located in the existing ground floor bedroom.

Context

Similar conversions have been undertaken in Fairfield Close. Many properties have extended the side gable wall and constructed various types of dormers on the front and rear elevation. A couple of properties have constructed a pitched roof dormer on the front of the dwellings. The client has decided to use this design on the front rather than a box dormer.

Amount:

The new ridge line will be extended approx. 4.5m. The rear dormer will measure 5.8m in length and will be 500mm below the existing ridge height. The ridge to the front dormer will be 300mm below the existing ridge.

Scale:

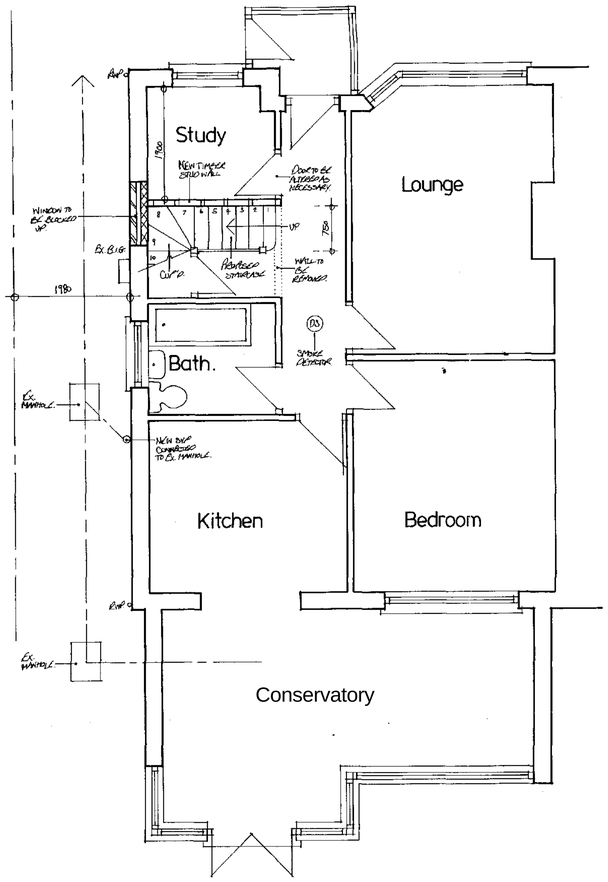
The new gable walls will match properties that have undertaken similar alterations in the street. The rear dormer will be set back from the rear external wall thus locating the dormer in a central position within the roofscape.

Landscaping:

N/a

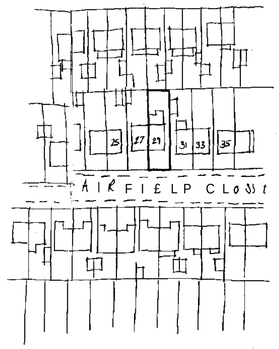
Appearance:

The side gable walls will be timber framed with plain tiles fixed to the exterior and the extended pitched roofs will include tiles that will match the existing. The front and rear dormers will also be finished in plain tile hanging.

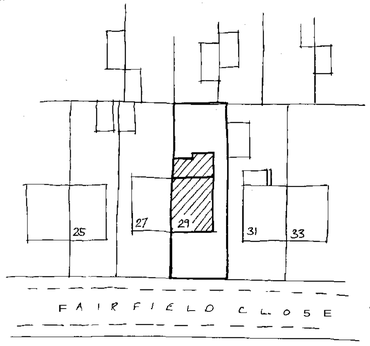


GROUND FLOOR PLAN

FIRST FLOOR PLAN



LOCATION PLAN 1:1250



SITE PLAN 1:500

SmokeDetectors
At least one number mains operated self-contained smoke alarm to BS 5446: Part 1 to be installed in the circulation space of each storey.
All smoke alarms within dwelling to be inter-connected, be permanently wired to a separate fused circuit at the distribution boards in accordance with IEE Regulations. They may operate at a low voltage via a mains transformer.
Smoke alarms must be installed within 7m of the living room and kitchen door, within 3m of all bedroom doors and within 15m of each other in corridors or landings.
If ceiling mounted, smoke alarms should not be installed within 300mm of a light fitting.
If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 150 and 300mm of the ceiling.

Electrical Safety
All electrical work undertaken is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work.

Lighting
High efficiency light fittings, capable of only accepting lamps having a luminous efficiency greater than 40 lumens per circuit-watt, will be provided, in rooms or circulation areas most frequently used, the number not less than the greater of: 1 per 25m² of floor area or 1 per 4 fixed light fittings.

BUILDING REGULATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS.
Careful inspection is to be carried out prior to the commencement of any structural elements to ensure proper and adequate support is provided and maintained by new works. The contractor is to satisfy himself as to the adequacy of all temporary works.
All building work is to be carried out in accordance with all current building regulations and codes of practice in force at this time.
Any parts of structure covered over or inaccessible including underground. Where this is not possible have not been inspected and no responsibility is accepted for these areas
No work to encroach over the boundary of the property.
All electrics, heating, plumbing and decoration to the neighbour's property.
These construction notes are for the purpose of Building Regulation approval only and do not represent a detailed specification. Contractors may wish to have variations to be altered/extended all to client's choice.
All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.
The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall etc. Act 1996.
No work should be undertaken until all consents (Planning and Building Regulations) have been received and approved. Any work undertaken is done so at the clients risk.

Foundations
All foundations taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work.
All existing lintels taking additional loads are to be exposed and checked for adequacy on commencement of work and replaced if necessary.

External Walls
New external wall constructed of 100 x 50mm studding at 400mm centres. Studding to be clad externally with plain tiles on 38 x 19mm battens and breather paper (Sisalkraft), on 12.5mm WBP plywood sheathing, nailed to studwork at 200mm centres. and insulated with 75mm thick Celotex GA3000 insulation fitted between studwork (push insulation hard against ply leaving a 25mm air gap). Internally finish the wall with a 12mm layer of Celotex and one layer of 12.5mm foil backed (vapour barrier) plasterboard with joints taped. All to achieve a U value of 0.30 W/m² K. Walls within 1.0m of the boundary to be lined externally with 12.5mm Superlux.

Flat Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Flat roof covered with 3 layer built up felt to BS747 finished with 12.5mm white stone chippings bedded in bitumen. All felt work and detailing to be in accordance with CP144. 18mm WBP plywood decking on sw finings to give min. 1 in 40 fall and SC3 grade sw joists (size and centres as shown on plan) with 1 layers of 100mm Celotex GA3000 insulation fixed between joists (leaving 50mm air space above). Roofing felt taken up under existing sarking felt minimum 450mm. Ceiling lined with 40mm Celotex GA3000 insulation fixed to underside of joists finished with 12.5mm foil faced plasterboard finished to client's approval. Flat roof to be ventilated at eaves by fixing 18mm UPVC fascia board with 10mm thick ventilated soffit board to form continuous 25mm ventilation strip along full length of eaves on all sides. 100 x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. AH to achieve a U value of 0.20 W/m² K.
Firings cross battened with 50 x 50mm battens to permit cross flow ventilation above roof insulation.
Flat roof joists to be restrained with 1000 x 30 x 5mm mild steel straps at1 .2m centres screw fixed securely.

Pitched Roof
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112.
Roof tiles to match existing on 25 x 38mm sw treated battens on type 1F sarking felt to BS747 on C16 grade rafters at max 400mm centres. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps.
Provide lay boards at junction of new and existing roofs.

Beams
Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm Gyproc wallboard nailed to timber cradles vertically and longitudinally not less than 44mm x 44mm spaced at 600mm centres, with all joints staggered.

Ventilation
New windows to provide openable ventilation area of not less than 1/20th of the floor area of the rooms which they serve, all fitted with a minimum 8000mm² trickle ventilator.
Bathroom to be provided with an extract fan capable of extracting not less than 15 litres per second, operated intermittently and ducted to external air. Mechanical vent to be ducted to the outside and to include cowl and all necessary weathering.
All new windows to be double glazed timber or UPVC with 16mm air gap between panes. Glazing to be 16mm cavity Low E with an emissivity of 0.15 in order to provide the minimum U value of 1.8 W/m² K.

Foul Water Drainage
All plumbing to BS EN 12056 (BS5572).
All below ground drainage to BS8301.
New soil and vent pipe to be 100mm UPVC and terminate 900mm above any opening windows within 3.0m including a PVC cage. SVP to be connected to manhole with long radius bend at bottom.
All fittings to be provided with trapped waste pipes as follows:
Shower & or bath - 40mm diameter
Wash hand basin 32mm diameter
WC - 100mm diameter
Common waste pipes to be 50mm diameter.
All traps to be 75mm deep seal & all waste pipes are to be fitted with rodding access on tight bends. Common wastes or runs in excess of 1.7m long are to be fitted with antisyphonic traps.
All drains to be 100mm dia. UPVC pipes laid and surrounded in pea beach to fall 1 in 40, provide concrete cover where invert is less than 450m.

Surface Water Drainage
Rainwater to 100mm half round pvc gutter laid to falls to the 65mm downpipes as shown discharging on existing roof.

Glazing
Any glazing located in walls less than 800mm from floor level or 1500mm in a door (inc. 300mm each side) to be toughened or laminated safety glass in accordance with clause 5.3, BS6206.

Rooms in Roof (2 Storey)
New floor to be 22mm T & G flooring grade chipboard on joists with strutting at mid span as indicated on plan. Provide 100mm mineral wool with a min. density of 10kg/m³ between joists for sound insulation purposes.
All existing ceilings are of 9.5mm plasterboard and 5mm neat gypsum plaster and finish to provide the modified ½ hour fire resistance required.
It is recommended that the room shall have a window with an unobstructed openable area that is at least 850mm high and 500mm wide when open. Cill height to be minimum 800mm and maximum 1100mm above floor level.
Internal stud partition walls as shown to be constructed of minimum 100 x 50mm studding at 400mm centres with sw base and head plates and cross noggings at maximum 1200mm centres. Studding faced both sides with 12.5mm plasterboard finished with set. Provide 100mm mineral wool between studs for sound insulation purposes.
Dwarf stud partition to be of minimum 100 x 50mm studding at 400mm centres with sw base and head and cross nogged. Insulated with 75mm Celotex GA3000 insulation fitted between studs (pushed to rear of stud leaving a 25mm air gap), lined with 12mm Celotex GA3000 insulation and 9.5mm foil faced plasterboard and set finish. To provide a U value of 0.30W/m²K.
Skeilings (sloping ceilings) to be insulated with Kingspan 2 layer method. Fix 50mm x 50mm vertical battens to existing 100 x 50mm rafters in order to achieve 150mm x 50mm rafters. Fit securely 100mm thick Kingspan Thermapitch TP10 zero ODP insulation between joists leaving a minimum airspace of 50mm between the insulation and sarking felt. Fix 25mm x 35mm timber horizontal battens and fit a further layer of 25mm thick Thermawall TW56 zero ODP insulation to underside of rafter. 12.5mm foil faced plasterboard (vapour barrier) to be fixed to timber battens. All joints to be lapped and taped. All to achieve a U value of 0.20 W/m² K. Refer to Kingspan for installation and fixing instructions.
Ridge or high level tile ventilators to be installed to assist cross ventilation of roof space. To be equal to a continuous strip of 5mm wide.
Provide ventilation to the existing soffit equivalent to a 25mm continuous ventilation strip fitted with a fly screen.
In order to provide adequate insulation to the existing party wall provide a render / scratch coat then 50mm thick Celotex insulation fitted between battens fixed to wall. Finish with 12.5mm plasterboard with set. All to provide the minimum U value of 0.30 W/m² K

Dormer
Dormer to be constructed of 100 x 50mm studding at 400mm centres with 100 x 100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38 x 19mm battens and breather paper (Sisalkraft) on 12.5mm sheathing ply and insulated with 75mm Celotex GA3000 insulation fitted against plywood between studs (leaving 25mm air space between plasterboard and insulation). Finish internally with a 12mm layer of Celotex GA3000 and 12.5mm foil backed (vapour barrier) plasterboard with joints taped/lapped. Rafters to be doubled up under dormer cheeks. Provide code 4 lead soakers and flashings as necessary. All to achieve a U value of 0.30 W/m² K.
Dormer cheek within 1.0m of the boundary to be lined externally with 12.5mm Superlux and internally with 12.5mm plasterboard to achieve ½ hour fire resistance from both sides.

Staircase.
Standard timber staircase with rise, going, width and layout as shown on plan. Pitch 42 degrees maximum. Openings in vertical balustrades not to exceed 100mm. Minimum handrail height for stairs and landing to be 900mm. Handrail to be continuous top to bottom of flight, with no finger traps. Minimum headroom over pitch of staircase to be 2000mm, measured vertically above the pitch line. Minimum going at newel posts to be 50mm. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE. Provide handrail on widest side of tapered treads.

Addendum
20 DEC 2007

Simply Lofts

In association with:-

ama architectural & quantity surveying services
atterbury moore associates
Unit1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex
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Phone: 01903 871131
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E mail: info@atterburymoore.co.uk

Address of works: **29 Fairfield Close, Shoreham**

Drawing title: Proposed Loft Conversion
Including hip to gable extension and front / rear dormers

Date:	November 2007	Revisions:	
Scales:	1:50,100,500,1250	Dwg No. 01	Job No. AD-111